

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

August 24, 2012 – 9:00 a.m. – Jenny Wiley State Park

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Sam Blackburn, Vice Chair
Kathy Mayfield, Board Member

Present Also:

Larry Disney, Executive Director
Angie Thomas, Staff Assistant

Absent:

Dorsey Hall, Board Member
G. Herbert Pritchett, Board Member
James Grawe, Board Counsel
Ravon Radmard, Executive Secretary

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

MINUTES

Motion by Sam Blackburn, second by Kathy Mayfield and the Board approved the July 27, 2012 minutes. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.

EDUCATION

Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to approve the following courses for fiscal year 2012-2013. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.

(A) McKissock, LP

- (1) Understanding the Uniform Appraisal Dataset – 3 hours CE Live Webinar

(B) American Society of Farm Managers & Rural Property Appraiser (ASFMRA)

- (1) ASFMRA 83rd Annual Convention – Day 1 – 7 hours classroom CE
- (2) ASFMRA 83rd Annual Convention – Day 2 – 3.5 hours classroom CE
- (3) Rapid Fire Case Studies 2012 – 7 hours classroom CE
- (4) Using Excel in Specific Appraisal Applications – 8 hours classroom CE

(C) Appraisal Institute

- (1) International Financial Reporting Standards for the Real Property Appraiser – 15 hours classroom CE

CERTIFICATION/LICENSURE

A. Approval – Appraisers – Motion by Kathy Mayfield, second by Sam Blackburn and the Board voted to approve the following certification list of appraisers. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.

- (1) James A. Bottorff – Associate
- (2) Robert R. Swank – Certified Residential (GA)

B. Approval – AMC Companies – Motion by Kathy Mayfield, second by Sam Blackburn and the Board voted to approve the following Appraisal Management Company list. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.

- (1) Source Appraisal Management, LLC - #89
- (2) Real Valuation Services, LLC - #90
- (3) Service 1st Valuation & Settlement Service, Inc. - #91
- (4) Digital Risk Valuation Services, LLC - #92
- (5) CoreLogic Collateral Solutions, LLC - #93
- (6) The Property Sciences Group, Inc. - #94
- (7) ES Appraisal Services, LLC - #95
- (8) GOT Appraisals/AMR Appraisals, Inc. - #96

- C. Erik Richard – Landmark Network, Inc. – AMC Applicant with prior conviction. Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to approve the application. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- D. Wayne Doss – Applicant applying for Associate with prior conviction. Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to approve the application. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.

COMPLAINT

- A. The Board reviewed the Case Flow Summary Chart and the staff reported 51 cases for 2012 have been filed.
- B. Investigator Report – There are 16 open cases that have not been investigated.
- C. Case No. 12-19 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to dismiss the case. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes
- D. Case No. 12-24 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- E. Case No. 12-27 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- F. Case No. 12-28 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- G. Case No. 12-29 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- H. Case No. 12-30 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- I. Case No. 12-31 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.

- J. Case No. 12-32 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- K. Case No. 12-33 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- L. Case No. 12-34 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- M. Case No. 12-35 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- N. Case No. 12-36 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- O. Case No. 10-18 – Matt Miniard – The Board reviewed and concurred with decision. Mr. Miniard has filed an appeal at the Franklin Circuit Court.
- (1) Suspended for a period of six (6) months beginning on January 1, 2013.
 - (2) Prior to reactivation of his Certificate, Matt Miniard shall pay a fine of \$2,000.
 - (3) Matt Miniard is barred from having any associates beginning January 1, 2013 for a period of five (5) years.
 - (4) Prior to the reactivation of his certificate, Matt Miniard shall take at least twenty (20) hours of instruction in a board approved course on applied sales comparison approach and at least twenty (20) hours of instruction in a board approved course on applied cost approach and successfully pass an exam on each course. These courses shall be in addition to his regular continuing education requirement.
- P. Case Nos. 12-18 – Charles K. Russelburg – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to accept the following agreed order. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes
- (1) Russelburg shall complete a 15 hour National USPAP course with successful completion of examination and a 30 hour Sales Comparison and Market Analysis Course with successful completion of the examination and a 15 hour Report Writing course with successful completion of the examination. Said 60 hours of education shall be in addition to the regular continuing education

requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by December 1, 2012.

- (2) Russelburg shall be fined the sum of \$1,000.00 with fine to be paid in two installments and total amount due prior to September 29, 2012.
- (3) Russelburg agrees to have no trainees for three years from the date of the agreed order.
- (4) Russelburg agrees to submit a log to the Board every 3 months for a period of two years.
- (5) Russelburg agrees if the above items are not completed in the time noted, the respondents Kentucky Certified Residential Appraiser status will be automatically suspended for a period not less than 90-days or until all items of the agreed order shall be completed.

Q. Case No. 12-02 – Kevin Donnelly – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to accept the following agreed order. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes

- (1) Donnelly shall complete a 15 hour National USPAP course with successful completion of examination and a 15 hour Report Writing course with successful completion of the examination. Said 30 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by September 29, 2012.
- (2) Donnelly shall be fined the sum of \$500.00 with total amount due with the signed agreed order.
- (3) Donnelly agrees to have no trainees for two years from the date of the agreed order.
- (4) Donnelly agrees to submit a log to the Board every 3 months for a period of two years.
- (5) Donnelly agrees if the above items are not completed in the time noted, the respondents Kentucky Certified Residential Appraiser status will be automatically suspended for a period not less than 90-days or until all items of the agreed order shall be completed.

R. Case No. 12-44 – Thomas Donnelly – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed dismiss the case if Mr. Donnelly agrees to complete the 15 hour National USPAP Course with exam. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes

S. Board Hearing Discussions

- (1) 10-41 & 11-02 – Lin Bell – Schedule hearing possible mediation
- (2) 10-42 & 11-24 – Larry Halcomb – Mediation
- (3) 11-08, 12-13, 12-14, 12-15 – J. Rodney Williams – Extension of time given to respondent due to the death of a family member.

- (4) 11-13 – Thomas & Norman Christie – Hearing – No date at this time
- (5) 11-36 - Charles Walton – Respondent and his attorney are considering a hearing instead of a mediation.
- (6) 12-10, 12-11, 12-12, 12-25, 12-26 – Lynn Prichard – Mediation or Hearing

MISCELLANEOUS

The Board reviewed the following information

- A. Budget ending July 2012
- B. Seminar Evaluation FDIC – Dennis Badger
- C. Seminar Evaluation FDIC – Larry Disney
- D. Clearbox Agreement – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to reject the request to sign agreement. Clearbox will be required to submit open records request for all information. Roll Call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- E. Request from Blair Holder - Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to reject the request to waive penalty fine. Roll Call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- F. Memo on 2015 AQB Criteria Language – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agree to start fingerprint requirement regulation change for any person applying as a Kentucky Licensed/Certified Appraiser of January 1, 2015. Roll Call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- G. AARO Meeting – October 13-16, 2012
- H. Motion by Kathy Mayfield, second by Sam Blackburn and the Board agreed to purchase the necessary computer equipment and software for staff. Roll Call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- I. Motion by Sam Blackburn, second by Kathy Mayfield and the Board agreed to release a couple of rooms at Board office to State for the County to lease.
- J. October Board Meeting Discussion – October 24, 2012
- K. September 2012 Board Meeting – September 18, 2012
- L. November 2012 Board Meeting – November 20, 2012

Motion by Sam Blackburn, second by Kathy Mayfield and the Board agreed to adjourn the meeting. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes


Chair


Staff Assistant